

51813

WARRANTY DEED
MTC 42630-KA

Vol. 1198 Page 1693

MARC MILTENBERGER AND JANIS MILTENBERGER AS HEIRS TO THE ESTATE OF VIRGINIA L. MILTENBERGER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

J-SPEAR RANCH CO., an Oregon Corporation,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The E1/2 of the NW1/4 of the SW1/4 of Section 17, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 4,050.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 257, KLAMATH FALLS, OR 97601

Dated this _____ day of _____, 19__.

See attached signature page

ESCROW NO. MT42630-KA

Return to:

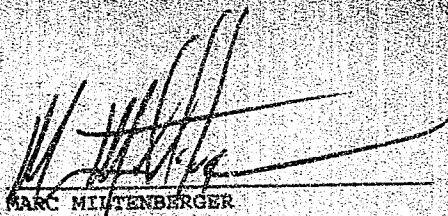
J-SPEAR RANCH CO.

P.O. Box 257

Klamath Falls, OR 97601

98 JAN 20 AM 152

40


 MARC MILTENBERGER

JANIS MILTENBERGER

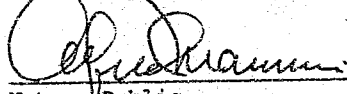
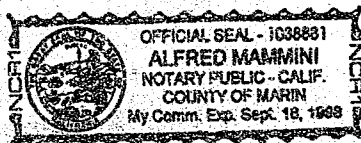
Dated this 9 day of JAN., 1998STATE OF CALIFORNIACOUNTY OF MARIN

SS.

JAN 9, 1998Personally appeared the above named MARC MILTENBERGERand acknowledged the foregoing instrument to be 100% voluntary act.

WITNESS My hand and official seal.

(seal)


 Notary Public
 State of CA
 My Commission expires: 9-18-98


STATE OF _____

SS.

19 _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____

19____, by _____

as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

 Notary Public
 State of _____
 My Commission expires: _____

MARC MILTENBERGER

Janis M. Miltenberger

JANIS MILTENBERGER

Janis Miltenberger

Dated this _____ day of _____, 19____.

STATE OF _____

SS. _____ 19____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public

State of _____

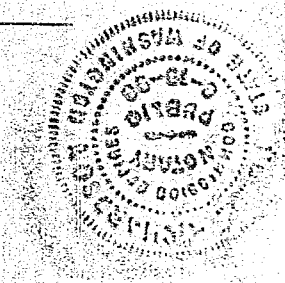
My Commission expires: _____

STATE OF WaSS. January 9 19 98COUNTY OF San JuanThe foregoing instrument was acknowledged before me this 9th day of January 19 98, by Janis Miltenberger as Beneficiary on behalf of herself

WITNESS My hand and official seal. (seal)

Joe S. Richardson

Notary Public

State of WashingtonMy Commission expires: 8-18-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day
 of January A.D., 19 98 at 11:52 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 1693

FEE = \$40.00

By Bernetha G. Letch, County Clerk
Kathleen Rosa